

# Surf Pines Breeze

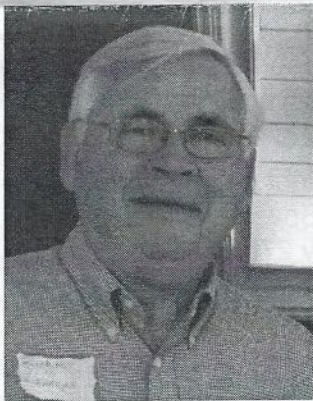
Newsletter of the Surf Pines Association

April 2011 Vol. XVII, No. 3

## Presidents Comments



By Burr Allegaert



As I draft this report for the April Breeze, we are already on Daylight Savings Time. Except for the crocuses and daffodils coming up and occasional grass to cut, there is little to confirm that spring is actually here. The high wind warnings and torrential rains continue unabated. Perhaps soon we will have a little sunshine and warmer weather.

As I'm sure you know Board Minutes are available for viewing online, soon after each monthly meeting. The Minutes and other information about Surf Pines can be found at: [www.surfpines.org](http://www.surfpines.org).

Since publication of the January Breeze several items have come before the Board which I would like to share with you.

Entrance Enhancement (Formerly Gate Beautification and/or Gate Widening). The gate widening project was described in detail at the 2010 Annual Meeting last August and the estimated cost was included in the 2010/2011 Budget which was approved at that Annual Meeting. I only mention this so that everyone realizes that this course of action was described in some detail at last year's Annual Meeting and in this year's budget, which was overwhelming approved at the meeting. The fact that we did take bids should not have come as a surprise to anyone.

As it turned out after the bids were received the Board received additional information indicating that there may be significant additional costs to move the wiring at the gate. At about the same time the Board was receiving numerous emails from members to the effect that they had little or no interest in spending money to widen the gates. We appreciated the emails, but wish they had been forthcoming at last year's Annual Meeting.

At that point the Board took steps to cancel the contract because the contractor had failed to provide a bond and insurance within the time limits required under the contract. At the January Board meeting the board directed Roads and Grounds to revisit the project parameters by reconstituting the Beautification Committee. This committee has now had two meetings and has discarded the concept of widening the entrance. Communications from the members was very helpful in reaching this conclusion.

Among emails received in connection with Gate Widening project several cast aspersions on the emergency pumping system that was put in place after the very serious winter floods on Ocean Drive in 1996. I am pleased to report that the pumps on Horizon and Ocean Drive have been very actively pumping water this winter helping to prevent a repeat of the 1996 situation where residents were prevented from reaching their homes for weeks on end. *(continued on page 7)*



## Real Estate

There are currently thirteen active residential listings in Surf Pines, 14 lots, and 3 foreclosures.

89500 Ocean Dr.	\$1,350,000	614
89838 Ocean Dr.	\$509,900	247
89846 Ocean Dr.	\$799,000	312
89547 Ocean Dr.	\$589,000	932
89792 Sea Breeze Dr.	\$329,900	39
89672 Sea Breeze Dr.	\$359,000	487
33300 Pine Ridge Ct.	\$575,000	253
33112 Malarkey Ln.	\$1,595,000	935
33095 Malarkey Ln.	\$599,000	747
33099 Malarkey Ln.	\$699,000	584
90023 Manion Dr.	\$449,000	193
89187 Manion Dr.	\$649,900	889
89799 Surf Pines Landing Dr.	\$499,900	18

The days on market is indicative of our current housing market. Second homes are on the decline in Clatsop county, as well as other resort areas around Oregon. The latest Case-Shiller report shows a continuing decline in home prices in Oregon, Washington, Nevada and Arizona. We haven't hit the bottom yet of our current housing market. The homes that are selling in our county are priced below market value, staged to present the best picture of the home and in very good condition.

Listed vacant land ranges from a high of \$419,00 to \$105,000. Days on market range from 877 to the most recent of 34 DOM. Buyers think in terms of features and benefits, what does the land or house have to offer that others do not offer. Is this a good value for my investment? Is the location superior to others on the market? If you can find your particular niche, your home will place higher in the buyers mind. Is there something that stands out about your home or land? Have you staged it in the best possible condition?

## A Special Thanks to Breeze Contributors

Contributors not otherwise mentioned:

Karen Radditz, Patrick Kelley, Dan Bartlett, Debra Hall, Bonnie Rogie, Katie Weber, Gheri Fouts

## Host Home Needed for Holiday Party



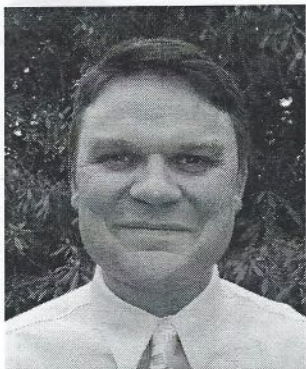
The Community Relations Committee is looking for a Surf Pines member who would love to host our Holiday Party in December. Hosts choose the date of the party, either Dec. 3rd or 10th. The CRC does all the work for the event. If you have ever attended one of our parties you know that we do take good care of your home. It's a good way to get to know your neighbors and if you are interested this year or any other time, or have questions, please contact Bonnie Rogie (503-705-8152) or Katie Weber (503-738-5986). If your home is for sale, this would be a good way to showcase your home and may lead to a referral.

## Lessons Learned From Ocean Drive Fire

by Milt and Judi Stewart

1. Alert your neighbors who might be effected. Thankfully, our neighbors, the Snashalls, called us at 9:45 on Sunday night, February 27th. Milt and I were watching TV on that dark and windy night. The phone rang and Arlene told me there was a raging fire on Ocean at High Surf. Their home and ours were in the direct line of the howling southwest wind that was blowing huge embers and sparks up the hill, into our trees and across our rooftops. Quickly, I called our neighbors across the street and left a message.
2. Always have hoses easy to hook up. Once outside, the first thing to do was to get water on the trees and roof. Of course, because it is winter time, our hoses were all unhooked but at least the hoses were at the faucets, so it was relatively easy to attach them and begin shooting water to the most vulnerable areas. Milt put out at least two fires which started from big embers that blew into trees next to our home.
3. Have a plan. As we rushed outside we contemplated...what if...what if our home or trees did catch on fire and we had to leave immediately? We hastily set aside a few things...phones, important papers, a few items of clothing but fright and panic had set in; so, we weren't thinking particularly clearly. This week we will make a list that is always readily available of "What to take in an emergency".
4. Be thankful for firemen. Without a quick and adequate response from the local fire crews, that night could have resulted in a huge fire disaster for Surf Pines. We especially want to thank all the firemen who serve our area.





Effective April 1, Patrick Wingard will become our new Administrator, succeeding Dan Barlett who is retiring. Patrick currently has his own consulting company (Wingard Planning & Development Services, LLC.) Formerly, he was the Principal Planner for Clatsop County for four

years. Before that he was the Planning Director for the City of Warrenton for five years. He received his Civil Engineering degree from Michigan State University. Patrick has assured us that being Administrator of the Surf Pines Association will be his number one priority going forward. Patrick's specialties dovetail very nicely with the needs of Surf Pines. Welcome Patrick.

### Serve on the Budget Committee

Brian Radditz, Treasurer, is seeking from five to seven members for the Budget Committee. Typically, the Budget Committee, chaired by the treasurer, meets once or twice during April, May, or June to prepare the association's budget for the fiscal year for consideration by the Board of Directors at their June meeting and, ultimately, for approval by the membership at the Annual Meeting. If you are interested in preparing the association's budget for the 2011–2012 fiscal year, then contact Brian Radditz or Norma Keever by April 15 to indicate that you are willing to be appointed to the Budget Committee. *(Numbers and emails on back page.)*

### Sunset Lake

Keep in mind that the speed limit on Sunset Lake is 10 miles per hour (no wake) as set by the State of Oregon. Please be sure all guests are aware of the rules for boating on Sunset Lake.

### Tables and Chairs Available for Rent

10 round tables seating 8–10 for \$5 each/day, 100 chairs for \$1 each/day. For information and reservations call: Katie, Bonnie, or John *(see back page for numbers)*

### Serve as a Director



The term of Gheri Fouts as a board member will expire this year. As president, Burr Allegaert will appoint a Nominating Committee to nominate members to fill the open position on the board. If you have the time and the experience to contribute to the association by serving on the Board of Directors, then contact Patrick Wingard, Administrator, by July 15 to indicate an interest in being nominated. 503–717–3995, [wingardpds@gmail.com](mailto:wingardpds@gmail.com)

A new member of the Board of Directors will be elected at the Annual Meeting on August 13 for a three-year term. Directors are responsible for the management, maintenance, and control of the assets of the association. The five directors serve as officers of the association: president, vice president, secretary, treasurer, and a director at large. Significantly, they are assisted in their work by an administrator.

### Attend Monthly Board Meetings

The monthly meetings of the Board of Directors open to all members of the association — are held on the third Monday of each month at 4:00 p.m. at the meeting house. "Comments from the Membership" is always toward the top of the agenda.

On the weekend before a meeting, the agenda is available at the Surf Pines web site. Soon after a meeting, the minutes are available on the web at [www.surfpines.org](http://www.surfpines.org).

Attend to business by either attending the meetings or reading the minutes.

### Plan to Attend the Annual Meeting

The next Annual Meeting of the Surf Pines Association, as announced by Burr Allegaert, President, is scheduled for Saturday, August 13, 2011, at 8:30 a.m. at the Astoria Golf and Country Club. Plan to attend.

### Safety and Security Committee

If you are interested in serving on the Safety and Security Committee please contact President, Burr Allegaert. Committee meeting times are set by the committee members.

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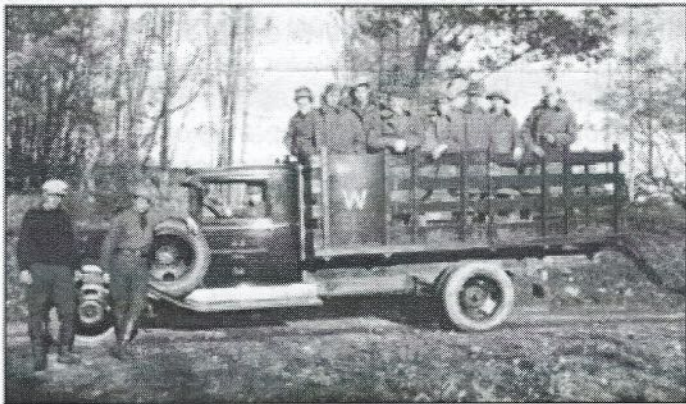


## Stabilization of the Dunes

*Reprinted with permission: an excerpt from, Sand Dunes to Surf Pines, by Alice Gustafson*



By the early 1900's Oregon had the largest array of unstable dunes on the west coast. In order to allow vacationing families and tourists to visit Seaside and Gearhart, one of the earliest stabilization projects was done by the O.N & R. railroad between 1897 and 1899 at the northern end of Seaside, and it was a success. The sand problem was further altered by the building of the south jetty at the mouth of the Columbia River, which began in 1885, and later the north jetty construction on the Washington side. These were necessary for the navigation of the river as a major transportation system, but it caused the sand to fill in behind the jetty on the south side. By the 1930s about 300 additional acres of exposed dunes had developed. To this day, sand accumulating near the mouth of the river creates a continuous danger to crossing the bar.



In 1935 Clatsop County asked for assistance from the Civilian Conservation Corps (CCC). A camp was established at Warrenton in 1935 to stabilize the dunes with picket fences, donated by Clatsop County, using local young recruits to place them. The CCC camp would become the first and largest of its kind on the west coast. The dunes included were those that covered Surf Pines. When it went out of existence in 1941, as young workers fought in WWII, the Warrenton Dune Soil Conservation Project took over to finish the project. As you drive through Surf Pines today you can still see some of the original coast pines that were planted in rows several feet apart. Additional permanent trees such

as Sitka spruce and western hemlock were also introduced. At the same time the Astoria Nursery Unit of the CCC was asked to furnish European beach and dune grass, various legumes, and Scotch broom to help with the stabilization. The only native plant material used was the American dune grass, found in the fore-dune areas, as it needs a constant sand supply. The largest natural stands are found on the Surf Pines shoreline and north to Sunset Beach. It has wider leaves and a lime green color with a common name, sea lyme-grass.

While still in high school in Warrenton during the 1930s, Wilber Ternyik, whose great grandfather came to the area that became Warrenton and married an Indian woman, remembered helping with the CCC project with his schoolmates. They were able to plant 2,000 trees a day and received \$7.50 for each 1,000 planted. The Corp expected only 50% growth and was amazed that they had nearly 100% success. Ternyik was later hired by Barney Lucas to plant trees and build picket fences to stabilize the dunes in Surf Pines. Because of the success of this unique project, Ternyik became a nationally known conservationist. He became a consultant around the world in controlling dunes with plant material.



Many young recruits were brought in from the Southern states to work on the project. They brought pet opossums with them. No one remembered seeing these animals in Oregon before but eventually these critters spread throughout the state.



## Security Corner

by John and Carol Gates



**Stop Signs:** Many residents have complained of drivers' incomplete stops from roads as they intersect with Manion Drive and vehicles frequently entering Manion Drive without stopping. Please remember to use the basic principles of driving: Stop, look left, look right, then left again before accelerating. This practice is actually effective in preserving the lives of children at play, bicyclists, animals, and avoiding collisions with oncoming traffic. Please choose to respect life on our shared roads.

**Lewis Road:** The speed limit on Lewis Road is 25 MPH. There have been complaints from residents on Lewis Road that drivers entering and exiting Surf Pines via Lewis Road are speeding. I have had residents wave me down to report speeders driving up to 40 MPH on this narrow, residential road. Please respect their neighborhood and the lives of the residents.

**Fire in Surf Pines:** Sunday, February 27th, a fire destroyed the home at 89400 Ocean Drive. Gearhart firefighters responded and upon arriving, they saw flames coming from the three-bedroom, 1,830-square-foot house. The house was owned by Teresa Walker, of Trinidad, CA and was vacant at the time. No injuries occurred. The cause of the fire was undetermined and a total loss.

**Tsunami Warning:** Communities all along the NW Coast of Oregon, including Surf Pines, evacuated during the recent Tsunami Warning issued on March 10th after the devastating earthquake in Japan. Residents with weather alert radios were notified approximately 11:30 p.m. of the Tsunami Watch, which advanced to a warning at 12:30 a.m. on Friday,

March 11th. Evacuations followed; fortunately Surf Pines and the surrounding area did not incur any damage from the tsunami surge, although the warning was in effect until 2:45 p.m.. A special thank you to resident Andy Morgan, who went to the Security House and when he found that I was out of town, called SPA, president Burr Allegaert to alert him of the warning. Also, thank you to my sister-in-law, Lee Brown, who assisted Andy. Thank you to Don Kruger, who went door-to-door to alert neighbors on Ocean Drive of the imminent wave. Truly, these efforts to step outside the comfort of home during an emergency show diligence to the community.

**Loose Dogs:** Surf Pines By-laws require that dogs be under the control of their owners and not running loose. Please also be considerate when your dogs are in your yard and run out into the road, barking at pedestrians, causing a danger to passers-by, motorists and animals alike. Clatsop County Animal Control will impound loose dogs and the owner will be fined. To report loose dogs, please call John Gates (*see back page for numbers*) and Clatsop County Animal Control 503.861.7387.





# Community, Community, Community....



## Spring is Coming

by Katie Weber

It's time to mark your calendar for a couple of events. I know, summer is still a ways away but we need to schedule our time now.

First off is our annual Garage Sale. The date is set for Saturday, July 2. You don't need to sign-up now but you should put it on your calendar as a reminder to start putting your items aside for later. If we have any new Surf Pines members who've never participated before and need more information you can call Katie Weber at 503-738-5986. I look forward to working with you and we'll all enjoy another successful sale.

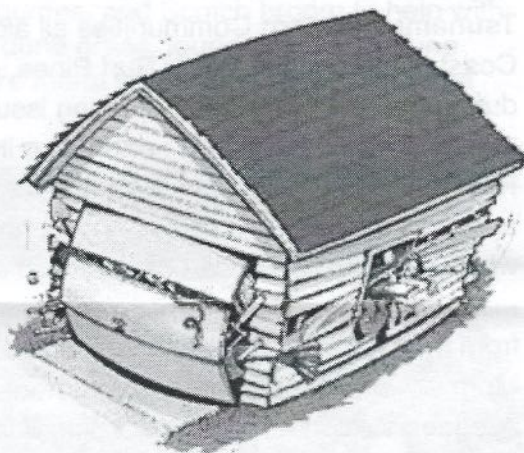
Second item to place on the calendar is the Surf Pines Annual July Picnic. The picnic will be held at the Surf Pines Park the day after the garage sale on Sunday, July 3 from 1 p.m. to 3 p.m. or until the food runs out. The park is located at the corner of Horizon and Ocean Dr. We haven't had a problem with not having enough food for years. As you know, Surf Pines supplies the meats, buns, sodas and condiments. All you need to bring is a dish to share and a large appetite. Adult beverages are BYO. This is a picnic for everyone, kids included. Come spend time with your neighbors and meet new friends.

Katie Weber co-chairs the Community Relations Committee.

## Holding A Successful Garage Sale

Rent tables from Surf Pines. We have 10 round tables available at \$5.00 each for the day. They do need to be returned either to the meeting house or the park to be used at the 4th of July picnic on Sunday, July 3rd.

Be sure to take small miscellaneous items out of boxes and arrange on tables or chairs, get them off the floor. Most people don't want to dig for items. Hang clothes if possible. Use a broom handle between ladders, hang on garage door tracks, be creative. Clean the dust and dirt off items, "Showcase" your treasures. If selling electronics, be sure to have an electrical plug-in available or an extension cord handy. For lamps, offer the use of a light bulb for testing. Large pieces of furniture should be set out in your driveway (depending on weather). If that isn't reasonable and you don't have room in the garage you could have pictures available or offer to show the items in your home. Do not leave either your garage or the inside of your home un-attended if showing items inside. Try and have a friend or family member with you to help with customers and Staging your sale throughout the day.



Last hint, keep track of your cash box. Best idea I've found is to use a fanny pack, your money is always with you then. If you have a check-out table be sure to have someone there. It's not unusual to ask for cash only. It's up to you if you want to take checks.

Let customers know you are willing to deal on prices. Remember, you want people to pay you to take your treasures home. You really don't want to pack them up and store them again. Also, there are several thrift stores in our area that are in need of items in good condition and they will take your unsold items.





## Presidents Comments

*(continued from page 1)* Request to Access to Surf Pines Lane by Developers of Polo Ridge. On March 15, the Board held a Special Meeting to study the history of the request and to formulate a plan for moving forward. A key element of the plan is the fact that Article IX of the SPA Articles of Incorporation provides that a 2/3 membership vote to approve is required for any sale, assignment or other transfer of ownership or privilege of use of the assets of the corporation at a Special or Regular membership Meeting. The Board will schedule an Information Exchange Meeting sometime in near future to listen to members comments and answer questions. Shortly thereafter the Board will send out its recommendation and ballots for voting at a Special Meeting for the purpose of counting ballots.

The Oregon Department of Transportation (ODOT) has begun a multi-year study of Highway 101 between Camp Rilea and Surf Pines Lane. Consultants engaged by ODOT are beginning to interview communities that fall within those parameters (e.g. Surf Pines, Cullaby Lake, and Glenwood.) According to the consultants this area has above area crash rates and can be congested by frequent turning movements. The planning process will identify issues, needs and a range of feasible alternatives for later environmental study and design. An open house will be scheduled later this spring; ODOT will mail information to Surf Pines residents regarding the date and location.

Though apparently unrelated to the above request for access to Surf Pines Lane, any future "improvement" to 101 could certainly have an effect (positive or negative) on the ability to enter 101 from Surf Pines Lane. The board will follow these developments closely.

Scotch Broom is in the process of being removed from the SPA rights-of-way and from the SPA-owned property east of Manion south of Pine Ridge Court. We encourage members to take similar steps on their own properties.

It was a distinct disappointment to learn at the February board meeting that our Administrator since October 2007, Dan Bartlett, was retiring. We have been most fortunate to have had Dan share with us his vast amount of relevant experience. He is very well connected at the county level. He has worked very hard to add to the institutional memory of our association which will be very valuable to his successor. As of March 22, a new Administrator has been hired and will begin on April 1. *(see page 3 for additional information)*

